

STAFF COMMENTS: 03/23/10

REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.

REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.

REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...

ITEM 1. SPECIAL MEETING ::Review :: Staff comments for the commissions review included herein.

ITEM 2. ::Action Item : Recommendation:: The applicant would like to establish a 24 hour supervised boarding school, with professional staff, within the RE-40.0 zone in Brookside. There is a total of 4 acres consisting of two (2) parcels, one platted within the Pine Valley Mtn. Farms Subdivision and the other as a metes & bounds parcel. They wanted to start with 15 youth, but the septic capacity will only allow for 11 youth and staff. If the septic system is upgraded then they would want the option to expand. This will be reviewed conditionally as a school ((10-8D-3 County Codes) Residential facilities for persons with a disability is a permitted use within the RE-40.0 zone (see section 10-13-21 for supplementary info), and checkout the boarding house definition (10-4-1 County Code). All of this information should be helpful in making your decision. (See vicinity map and documentation attached)

ITEM 3. ::Action Item : Recommendation:: The applicant has submitted a packet for the commission review, which would allow the applicant to operate a asphalt plant operation at and existing gravel pit. This use was initially approved in July of 2007, These type of uses (mining and mineral development) are conditionally approved within the OST-20 Zone (10-6B-3 County Code) and asphalt plants are approved conditionally with the Industrial zone (10-12-3 County Code). Whereas, this use is temporary in nature (5 year lease) the commission may want to consider this use as similar and in harmony with the character and intent of the zone. There will need to be an exception to the height requirement, whereas one of the silos is about 60' in height. Access for haul trucks would be from the Snowfield (Ranch) Exit on I-15, with ingress and egress from an existing County or frontage road and a private easement. Sanitation and water needs for dust control will be addressed. The commission should address operating hours, number of haul trucks. The applicant is in contact with MSHA and EPA on portable asphalt plant that will be reviewed and monitored when it is in place. The commission will need to make findings. (See site plan and documentation attached)

ITEM 4. WORK MEETING ::Review : No Action :: The commission will recall reviews of this ordinance since work meetings in January and February. Suggested corrections have been made to the Iron County Ordinance (redlined document included herein) The commission may recall that the Washington County Commission has a concern that we will have a proliferation of individual units for personal use. Mr. Gerald Sieren provided a copy of his recommendations for the County to adopt and the Commission reviewed each item, deleting several. This will be combined with the revised version of what was taken from the Iron County Ordinance on small wind energy systems. The commission will need to review revised documentation and look at possible changes to Iron County's ordinance on large commercial use, and overlays. As reviewed previously, Washington County will be adopting a wind energy ordinance, whereas, there is more

interest and tax incentives in developing "green energy resources", as the county population grows and develops. The chairman made a statement at the October 9, 2009 meeting announcing the intent to implement the ordinance, which allows for a six (6) month moratorium on Wind Energy and we are getting close to our 6th month of review, April 9, 2010. If the commission agrees, staff felt these changes could be reviewed by going directly to the advertising process for a hearing on April 13th.

ITEM 5. ::Review : No Action : Recommendation for Ad :: This ordinance amendment is in keeping with suggestions from the commission at our previous work meeting. There may need to be changes to the notification process in areas where cellular towers are located or for other types of uses. It has been suggested by staff that the commission may want to consider listing types of uses "permitted" without notification. A packet will be provided to the applicant as to the standards & procedures of notification. If the commission agrees, staff felt these changes could be reviewed by going directly to the advertising process for a hearing on the 13th of April. (See copy of proposed ordinance amendment included herein)

ITEM 6. ::Review : No Action : Recommendation for Ad :: This ordinance amendment is in keeping with suggestions from the commission previously regarding cemeteries after reviewing a Conditional Use Permit at the November 10th, 2009 meeting for Mr. Staples. There may need to be changes made to the PD zone and also the CUP Chapter 18 specifying guidelines. If the commission agrees, staff felt these changes could be reviewed by going directly to the advertising process for a hearing on the 13th of April. (See copy of proposed ordinance amendment included herein)

ITEM 7. ::No Action:: Staff decisions from the Land Use Authority Staff Meeting on March 16, 2010. (Minutes attached)

ITEM 8. Action taken on Planning Items by the Washington County Commission on March 16, 2010, beginning at 4:00 p.m.: (a) Ordinance amendment to the Washington County Land Use (Zoning) Ordinance, Title 10, Chapter 8.D.3. Residential Estates Zone: CUP B&B notification. County initiated.

ITEM 9. General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month.**